PETITIO. FOR ZONING VALANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409 2b to permit 691 parking spaces in lieu of the required 1,070.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for t.a following reasons: (indicate hardship or practical difficulty)

- 691 spaces already provided and sufficient to meet the needs of the commercial establishment;
- (2) Unreasonable hardship and practical difficulty.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penaltics of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

82-66-4

Contract Purchasexx Lessee: Legal Owner(s): Richard Talbott Walker, et al Charrier miles Signature M/ Cooper Walker, Power of Reisterstown Road (Type or Print Name) more, MD. 21215 6305 York Road Baltimore, MD. 21212 nature 40 WW Pennsylvinia two City and State to 205 Alex Brown puilding W. Pennsylvania Avenue

Attorney's Telephone No.: 825-1630 ORDERED By The Zoning Commissioner of Baltimore County, this 31st day

of July 19.81, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____day of September ___A.M.

Zoning Commissioner of Baltimore County.

Name, address and phone number of legal owner, con-

RE: PETITION FOR VARIANCE NE corner of York Rd. and Baltimore County/Baltimore City Line, 9th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

RICHARD TALBOTT WALKER, et al, Petitioners

Case No. 82-60-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commiss oner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 19th day of August, 1981, a copy of the aforegoing Order was mailed to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners; and Stewart & Company, 6790 Reisterstown Road, Baltimore, Maryland 21215, Contract

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

The second second control of the second seco

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 2, 1981

COUNT: CFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

Nicholas B. Commodari

S. Eric DiNenna, Esquire Suite 205 Alex Brown Building 102 W. Pennsylvania Avenue

Towson, Maryland 21204

MEMBERS Bureau of

Engineering Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education

Zoning Administration

Industrial

RE: Item #3 Richard Talbott Walker, et al Variance Petition

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to convert the former Silber's bakery to a restaurant, this hearing is required. While there is more parking provided in the city portion of this site, this area was not included in your request.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Media Dommelan NICHOLAS B. COMMODARI Chairman

Zoning Flans Advisory Committee

NBC:mch Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 TOWSON, MARYLAND 21204

July 30, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY J. PISTEL, P. E.

Towson, Maryland 21204

Re: Item #3 (1981-1982) Property Owner: Richard Talbott Walker, et al E/S Fork Rd. 430' N. of centerline of Walker Ave. Acres: 7.20 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

Baltimore County highway and utility improvements are not directly involved.

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 3 (1981-1932).

RAM: EAM: FWR:ss

80 Tax Map

N-SW Key Sheet 27 & 28 NE 2 Pos. Sheets NE 7 A Topo

Maryland Department of Transportation

James J. O'Donnell M. S. Caltrider

July 7, 1981

Mr. William Hammond Zoning Commissioner County Office Bldg. Towson, Maryland 21204

Att: Mr. N. Commodari

Pe: Z.A.C. Meeting of July 7, 1981 ITEM: #3 Property Owner: Richard Talbott Walker, et at Location: E/S York Road Route 45, 430' N. of centerline of Walker Avenue Existing Zoning: BL-CCC Proposed Zoning: Variance to permit 691 parking spaces in lilieu of the required 1,066 Acres: 7.20 District: 9th

Dear Mr. Hammond:

On review of the plan of June 18, 1981 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours, Charles Lee, Chief Bureau of Engineering

Thonge Willman

Access Permits

C_:GW:maw

cc: Mr. J. Wimbley

By: George Wittman

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 NORMAN E GERSER DRECTOR

August 3, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammonds

Comments on Item #3, Zoning Advisory Committee Meeting, July 7, 1981, are as follows:

Property Owner: Richard Talbott Walker, et al Location: E/S York Road 430' N. of centerline of Walker Avenue Acres: 7.20 District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley Planner III Current Planning and Development baltimore county department of fraffic engineering TOWSON, MARYLAND 21204 13011 494 3550

STEPHEN E. COLLINS

Mr. William Hammond Zoning Commissioner County Office Building . Towson, Maryland

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 248, 1, 2, 3, 4, 5.

Truffic Engineering !

August 16, 1951

MSF/jem

My telephone number is (301) 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

June 4, 1996

Thomas A. Hauser, Esquire Ballard, Spahr, Andrews, & Intersoll 300 East Lombard Street 19th Floor Baltimore, MD 21202-3268

> RE: Zoning Verification Old Stewart's Shopping Center (E/S York Road, 321' +/- N of centerline Walker Avenue) 9th Election District

Dear Mr. Hauser:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply.

The zoning of this site (the Baltimore County portion), per the 1" = 200' scale zoning map #NE-7A, is B.L.-C.C.C. (Business, Local - Commercial, community core). Enclosed are copies of the site plan and order approved in the most recent zoning hearing case (#82-60-A). This same plan is also the latest plan in our shopping center

A review of the code enforcement office's files found no active zoning violations at this site.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

September 3, 1981

Petition for Variance NE/cor. York Rd. & Balte. County/Balto. City Line

Richard Talbott Walker, et al - Petitioners

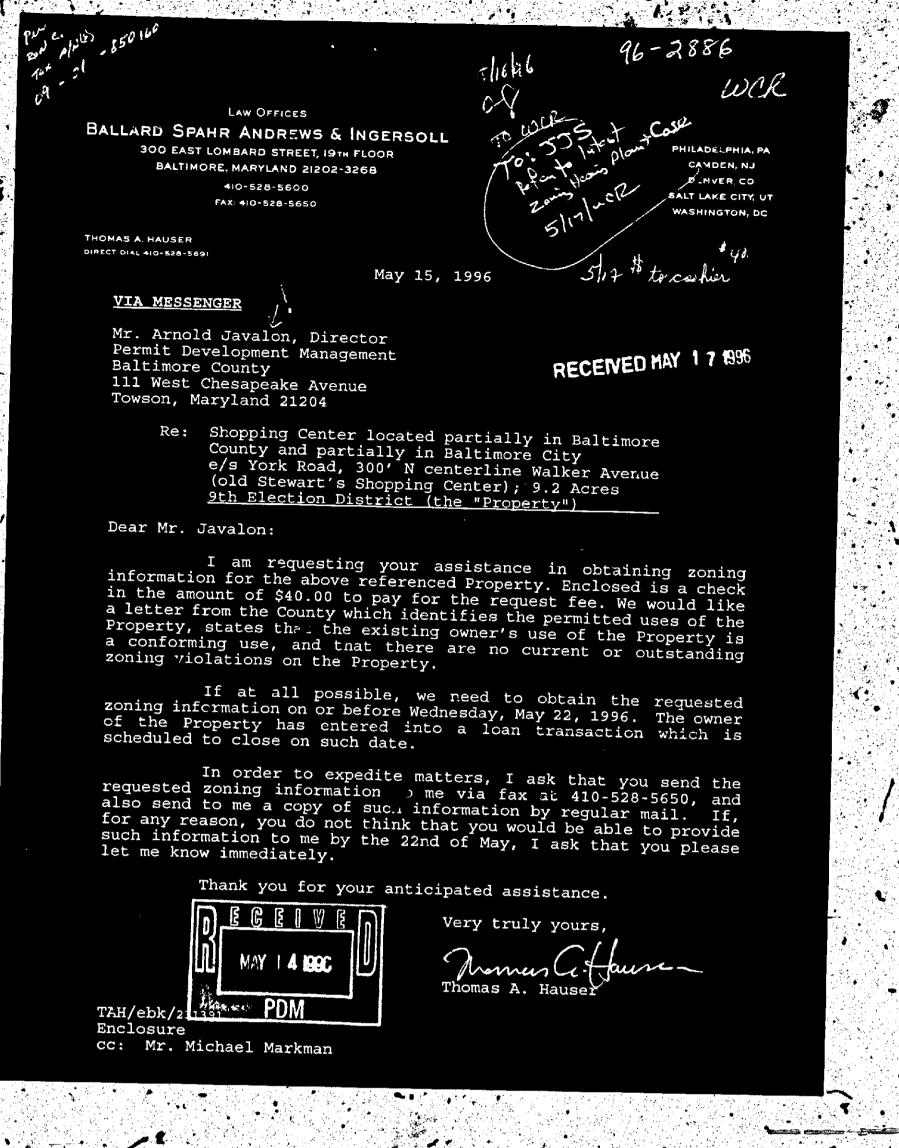
John J. Sullivan, Jr. Planner II Zoning Review

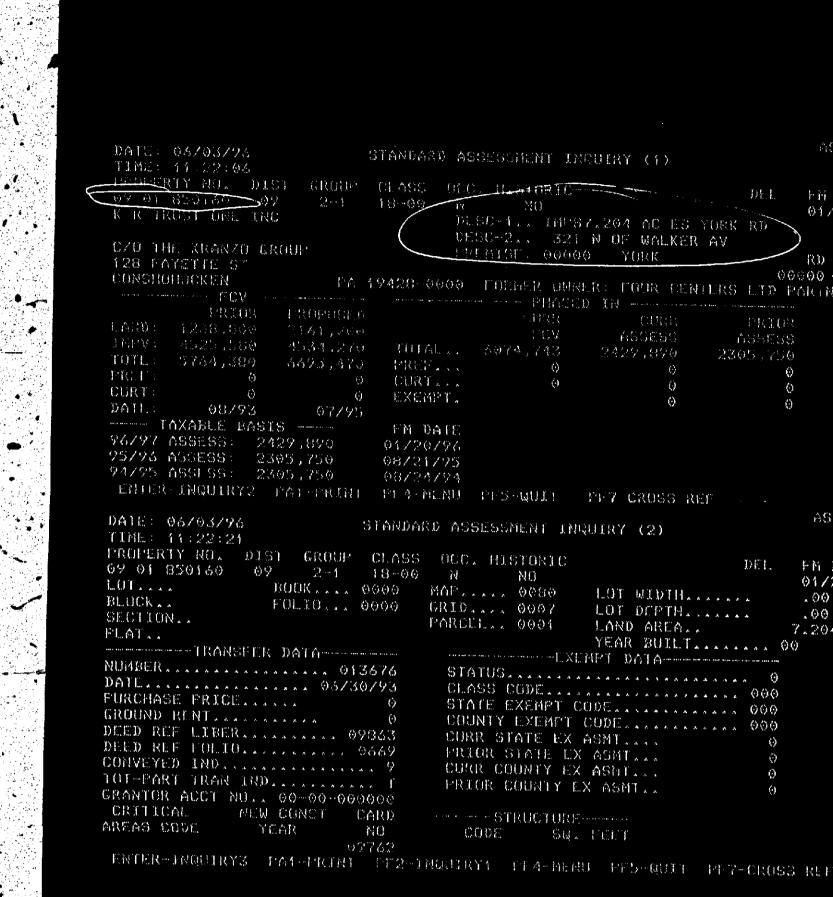
JJS:scj Enclosures

S. Eric DiNema, Esquire Seite 205, Alex. Brown Building

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION Ko. 020013 MISCELLANEOUS CASH RECEIPT DATE 5/12/96 1001.6150 AMOUNT_\$ 40.00 (305) PROBLEMENT SPATE ANDEWSAYNGERSOL POR ZANING VERIFICATION #110 E/S YOUR RD 300'N CENTER HINE I ALKERAL DEAD THOUTH THE CHECK VALIDATION OF SIGNATURE OF CASHIER DISTRIBUTION
WHITE-CASHER PINK - AGENCY VELLOW - CUSTOMER

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facter 1. The petitioner is requesting a variance to permit 691 parking spaces is lieu of the required 1,070 spaces for an existing shopping center and proposed restaurant. Although the shopping center was constructed in accordance with the site plan prepared by John B. Jacklein, Jr., revised June 18, 1981, insufficient parking was not discovered until a change of occupancy permit for the pro-posed restaurant was filed. 3. Testimony indicated that the parking lot that accommodates the shopping center has never been utilized to its full 4. A field inspection revealed that the garage and rear area of the perking lot were virtually unoccupied. 5. The subject site was previously utilized by a drug store containing a lunch counter. 6. In support of the subject petition, area residents filed letters citing a need for the proposed use. 7. Strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardenip So The granting of the variance will not adversely affect the health, safety, and general welfare of the community. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore conty, this _____ day of October, 1981, that the herein Petition for Variance permit 691 parking spaces in lieu of the requir d 1,070 spaces, in accordance te plan revised June 18, 1981, should be and the same is GRAN CED. after the date of this Order, subject, however, to the approval of the sed site plan by the Department of Public Works and the Office of Planning





01/20/

Pursuant to the advertisement, posting of property, and public hearing on

With the contract the second s

the petition and it appearing that by reason of the following finding of facts:

- 1. The petitioner is requesting a variance to permut 691 parking spaces in lieu of the required 1,070 spaces for an existing shopping center and proposed restaurant.
- 2. Although the shopping center was constructed in accord ance with the site plan prepared by John B. Jackleir, ..., revised June 18, 1981, insufficient parking was not aiscovered until a change of occupancy permit for the proposed restaurant was filed.
- 3. Testimony indicated that the parking lot that accommodates the shopping center has never been utilized to its full capacity.
- 4. A field inspection revealed that the garage and rear area of the parking lot were virtually unoccupied.
- 5. The subject site was previously utilized by a drug store containing a lunch counter.
- 6. In support of the subject petition, area residents filed letters citing a need for the proposed use.
- 7. Strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner.
- 8. The granting of the variance will not adversely affect the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore

County, this 6th day of October, 1981, that the herein Petition for Variance

 \circ to permit 691 parking spaces in lieu of the required 1,070 spaces, in accordance

the site plan revised June 18, 1981, should be and the same. GRANTED,

rom and after the date of this Order, subject, however, to the approval of the

forementioned site plan by the Department of Public Works and the Office of Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner Date July 16, 1981 TO . | fice of Planning and Zoning

FROM Ian J. Forrest

SUBJECT Z ing Variance Items

The Baltimore County Department of Health has reviewed the following Zoning Variance Items, and has no specific comments regarding same:

Item #244 - Joseph F. Trionfo, Sr.

Item #245 - Bruce E. & Ellen M. Hamilton

Item #248 - Robert W. & Carolyn G. Insley

Item #2 - Stewart P. & Henene M. Jung, Sr.

✓ Item #3 - Richard Talbott Walker, et al

Item #4 - Ronald G. & Nadene A. Evelyn

Item #6 - John G. & Merle E. Smith

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

ORDER

Towson, Maryland – 21204

Date: July 8, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: July 7, 1981

RE: Item No: 248, 1, 2, 3, 4, 5 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Un Wich Teleoral Wm. Nick Petrovich, Assistant Department of Planning

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON MARYLAND 21204

September 3, 1981

The second secon

WILLIAM E. HAMMOND ZONING COMMISSIONER

S. Eric DiNenna, Esquire Suite 205, Alex. Prown Duilding 102 W. Pennsylvania Avenue Towacn, Maryland 21204

Potition for Variance NE/cor. York Rd. & Balto. County/Balto. City Line Richard Talbott Walker, et al - Petitioners Case #82-60-A

Dear Mr. DiNenna:

This is to advise you that \$77.10 is due for advertising and posting of the above property.

Please make check payable to Paltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

> Very truly yours, Zoning Commissioner

WEH:klr

EN LES BALTIMORE COUNTY) FIRE DEPARTMENT TOWSON MARYLAND 21204 825-7310 PAUL H. REINCKE

Mr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Richard Talbott Walker, et al

Location: E/S York Road 430' N. of centerline of Walker Avenue

Item No.: 3

Zoning Agenda: Meeting of July 7, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surgeyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second me of vehicle access is required for the site.

() 3. The venicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all upplicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, At this time.

Fire Prevention Bureau Planding Group Special Inspection Division

/mb/nr

S. Eric DiNenna, Esquire Suite 205 Alex. Brown Building 102 W. Pennsylvania Avenue Towson, Maryland 21204

August 13, 1981

NOTICE OF HEARING

TOWSON, MARYLAND

RE: Petition for Variance NE/cor. York Rd. & Baltimore County/City Line Richard Talbott Walker, et al - Petitioners Case #82-60-A

TIME:_			10:37	LA_M					····	
DATE:_	·	 ,	Thur	sday,	Septen	.ber	10,	19	61	
PLACE:	ROOM	106	COUNTY	OFFIC	E BUILL	ING.	111	٧.	CHESAPEAKE	AVENUE

BALTIMORE COUNTY

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES 10WSON MARYLAND 21204 494-3610 TED ZALESKI JR

DIRECTOR

July 6, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # 3 Zoning Advisory Committee Meeting, July 7, 1981

Property Owner: Richard Talbott Walker, et al E/S York Road 430' N. of centerline of Walker Avenue Existing Zoning: Proposed Zoning: BL-CCC Variance to permit 691 parking spaces in lieu of the required 1,066.

District:

The itams checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

b. A building permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/E gineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered

Architect or Engineer shall be required to file a permit application. E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3 0 of lot line. A minimum 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments It appears a proposed new tenant (Robbys) may require a change of occupancy permit, an alteration permit will be required.

NOTE: These cumments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not interded be construed as the full extent of any permit. If desired additional information may be obtained by visiting hoom #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

August 4, 1981

BALTILORE COUNTY, MARYLA.

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zorling

SUBJECT Petition No. 82-60-A Item 3

CEB: rrj

Petition for Variance E/S York Road 430' N. from centerline of Walker Avenue Petitioner- Richard Talbott Walker, et al

There are no comprehensive planning factors requiring comment on this petition.

1 - 18 th in the cel Norman E. Gerber, Director Office of Planning and Zoning

NEG:JGH:ab

WILLIAM E. HAMMOND ZONING COMMISSIONER

October 6, 1981

S. Eric DiNenna, Esquire 406 West Pennsylvania Avenue Towson, Maryland 21204

RE: Petition for Variance
NE/corner of York Rd. & Baltimore
County/ Baltimore City Line
9th Election District
Richard Talbort Walker, et al Petitioners
NO. 82-60-A (Item No. 3)

Dear Mr. DiNenna:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

KIDDE CONSULTANTS, INC.

peak traffic hour and evening shopping hour. Observation indicates that older persons choose to park in this area because of the ease of maneuvering and parking associated with this parking lot.

a post of the first that the first of the fi

During the peak shopping period observed, only 25% of the total available parking capacity was utilized. The data reflected in these figures was collected on September 8, 1991 and represents an average shopping day. It was impossible to obtain data for the peak shopping period of the year, the Christmas shopping period. Observation of parking at this shopping center during prior Christmas shopping periods indicates that the available parking inventory is adequate to meet the needs of this shopping center during the Christmas season.

TRIP GENERATION

Trip generation factors from the Institute of Transportation Engineers informational report entitled "Trip Generation" have been used to estimate the effect of the change in use from the Silbers Bakery to Robby's Restaurant. The results of this investigation are shown in Table A-l in the Appendix.

This analysis tends to be conservative since the trip generation rates used to represent the Silbers Bakery are for general retail use and therefore probably underestimate the number of trips generated by the Silbers Bakery. Even using these conservative figures, an increase of only 160 trips per day or 8 trips per hour in the evening peak hour of traffic will occur. The small increase in traffic volume will have virtually no effect on the traffic operations on the roadway system adjacent to the shopping center or the traffic circulation within the center's parking lot.

CAPACITY ANALYSIS

The capacity of the York Road/Walker Avenue intersection and the York Road/Stewart's Slopping Center driveway were analyzed during the morning peak hour, the noon hour, and the evening peak hour. These three

KIDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

TRAFFIC ENGINEERING REPORT TO ACCOMPANY PETITION FOR ZONING VARIANCE

SHOPPING CENTER
September 9, 1981

STEWART'S/YORK ROAD

KIDDE CONSULTANTS, INC.

periods were selected as representing those hours during which capacity problems would most likely be experienced.

The results of this analysis are shown in the Appendix Tables A-2 through A-7.

As a result of this analysis, the intersections of York Road and Walker Avenue and York Road and Stewart's Shopping Center function at a level of service "A" during all periods of the day. Furthermore, the critical lane volumes are substantially below the limit of level of service "A"; therefore, substantial additional traffic can be accommodated at each location during all periods of the day without substantially altering the level of service at these locations.

Table A-8 summarizes the limits of critical lane volumes for each level of service and describes the conditions to be expected under each level of service.

CONCLUSIONS

As a result of this analysis it can be stated that the existing parking inventory at the Stewart's York Road Shopping Center is currently substantially under-utilized and that the existing inventory can accommodate the minor increase in traffic caused by the change of use of the 1,402 square foot store previously used by Silbers Bakery to the use proposed by Robby's Restaurant.

The additional traffic to be generated by this change of use under conservative assumptions will be 160 trips per day or 8 trips in the evening peak hour. Neither the parking related to this increase nor the additional trips using the road system in the vicinity of the shopping center will be adversely effected by this increase in traffic.

The intersection of York Road and Walker Avenue and the intersection of York Road and the Stewart's shopping center currently operate at level of service "A"; a slight increase in traffic will not change this level of service so that these intersections will continue to operate at level of service "A".

KIDDE CONSULTANTS, INC.

This report will document the results of an investigation of the impacts of permitting a zoning variance for the Stewart's York Road Shopping Center located on the East side of York Road North of Walker Avenue.

These investigations included an evaluation of the parking utilization at this shopping center, the effect of increased trip generation as a result of the change in use of a portion of this parcel, and the effects of this shopping center upon the arterial road system in the area.

PARKING UTILIZATION

Data regarding parking utilization was collected at this site during:

- a. Morning shopping hour.
- b. Noon hour.
- c. Afternoon shopping hour.
- d. Afternoon peak traffic hour.
- e. Evening shopping hour.

The results of this investigation are summarized in Table 1. The North half of the front parking lot is the most heavily used; during the afternoon shopping hour, 58% of the capacity of this lot is used. The second most heavily used portion of the parking lot is the South half of the front parking lot; 45% of this lot is used during the evening shopping hour. The South half of the front parking lot is the area which will be most heavily impacted by the change in use caused by the establishment of Robby's Restaurant in the center. This area appears able to easily accommodate the additional trips which will be attracted by this restaurant. These additional trips are described in the following section of this report.

The garage and rear lot of this shopping center are virtually unused. At the peak period of utilization, only 8% of the garage and 11% of the rear lot were occupied by parked vehicles. Apparently these less desirable parking spaces are used only by employees. The South lot is filled to approximately 1/3 of its capacity during the afternoon shopping hour. This lot is most heavily used during the daytime hours with substantially fewer cars parked on this lot during the afternoon

	<u>.</u>	80	4.	5	11	12	158
	4:45 P	75 (42%)	68 (52%)	25 (8%)	7 (58)	16 (16%)	192 (22%)
	2 P	70 (39%)	75 (58%)	22 (7%)	12 (9%)	34 (33%)	213 (25%)
TION	11:45 A	37 (21%)	,2 (55%)	21 (78)	14 (11%)	30 (29%)	174 (20%)
PARKING UTILIZATION STEWART'S YORK ROAD	10:30 A	57 (32%)	66 (51%)	16 (5%)	7 (5%)	33 (32%)	179 (21%)
	CAPACITY	179	130	323	128	103	863
	DESCRIPTION	South half of front lot	North half of front lot	Garage	Rear lot	South lot	TOTAL
	IOI	æ	д	ບ	Δ	ធ	

KIDDE CONSULTANTS, INC.

TABLE A-1

Trip Generation

Original Use

Retail - Silbers

Area 1,402 sq. ft.

Trip Rate* (Daily) 49.9/1000 sq. ft.

Trip Rate* (Peak Hour) 4.8/1000 sq. ft.

Trips (Daily) 70

Trips (Peak Hour) 7

Proposed Use

Carry-Out kestaurant - Robby's

Area 1,402 sq. ft.

Trip Rate**(Daily) 164.4/1000 sq. ft.

Trip Rate**(Peak Hour) 10.5/1000 sq. ft.

Trips (Daily) 230

Trips (Peak Hour) 15

- * ITE Trip Generation for land use code 823.
- ** ITE Trip Generation for land use code 832.

APPENDIX

A-1

COMPARISONS OF TRIP GENERATION CAUSED BY CHANGE OF USE

Use	<u>Tr</u>	ips Peak Hour
Retail*	70	7
Robby's	230	15
Increase	160	8

* Under estimates trips to Silbers

A-1(a)

KIDDE CONSULTANTS, INC. Subsidiary of Kidde. Inc.

CRITICAL LANE ANALYSIS

LOCATION:	MD 45 and Walker Avenue		
COUNT DATE:	9/9/81	_ HOURS: _	A.M. Peak Hour
CONDITIONS:	Existing		

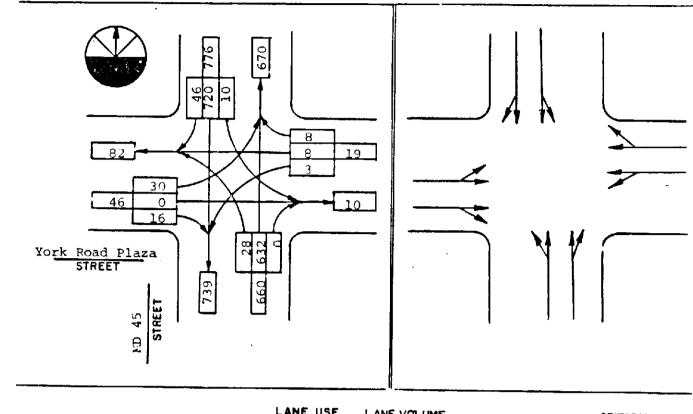
TURNING MOVEMENT SUMMARY	LANE CONFIGURATION
31 114 203 56 81 10 10 10 10 10 10 10 10 10 10 10 10 10	

MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME (1) x (2)	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	499	. 55	274	7	281
SB	644	. 55	354	8	362*
EB	41	1.00	41	56	97
MB	147	1.00	147	35	182*
NOTES:	* DENOTES	CRITICAL	VOLUME	TOTAL LEVEL OF S	544 ERVICE A

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

CRITICAL LANE ANALYSIS

LOCATION:	MD 45 and Stewart's/	York Road Plaz	a
COUNT DATE:	4-8-81	HOURS:	A.M. Peak Hour
CONDITIONS:	Existing		
TURNING MO	VEMENT SUMMARY	LANE	CONFIGURATION



MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME (1) x (2)	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	660	- 55	363	1.0	373
SB	776	. 55	427	28	455*
EB	30	1.00	30	3	33
WB	19	.55	10	30	40*
IOTES :	* DENOTES	CRITICAL V	OLUME	TOTAL LEVEL OF SE	495 ERVICE A

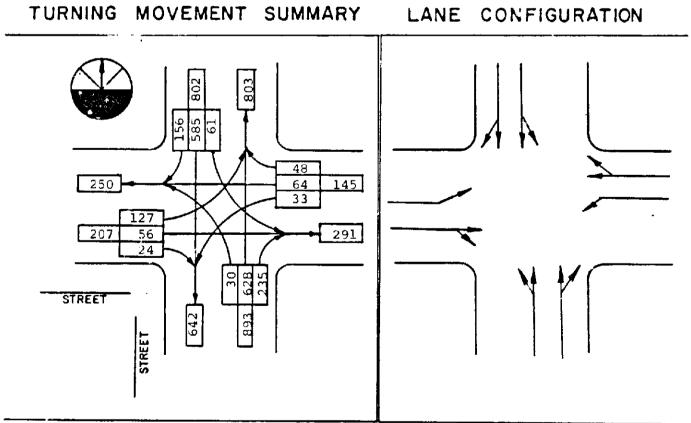
A-2

KIDDE CONSULTANTS, INC.

Subsidiary of Kiddle Inc.

CRITICAL LANE ANALYSIS

COUNT DATE:	9-8-81	HOURS: Mid-day
CONDITIONS:	Existing	



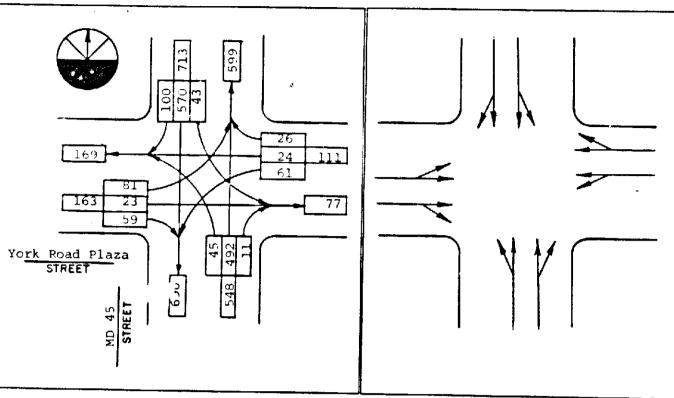
MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	L NE VOLUME	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	893	.55	491	61	552*
SB	802	.55	441	30	471
EB	80	1.00	80	33	113
WB	112	1.00	112	127	139*
OTES:	* DENOTES	CRITICAL V	/OLUME	TOTAL LEVEL OF SI	691 ERVICE A

KIDDE CONSULTANTS, INC. Subsectory of Kedde inc.

CRITICAL LANE ANALYSIS

LOCATION:	MD 45 and Stewart's/York Road Plaza	
COUNT DATE:		y
CONDITIONS:	Existing	

TURNING MOVEMENT SUMMARY LANE CONFIGURATION



MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME	OPPOSING LEFTS	CRITICAL LANE VOLUME
NB	548	. 55	301	43	344
SB	713	.55	392	45	437*
EB	163	.55	90	61	
WB	111	.55	61	81	142
OTES:	* DENOTES	CRITICAL \	OLUME	TOTAL LEVEL OF SE	588

A-3

KIDDE CONSULTANTS, INC.

TURNING MOVEMENT SUMMARY

CRITICAL LANE ANALYSIS

LOCATION:	MD 45 and Walke	r Avenue
COUNT DATE:	2-8-81	HOURS:P.M. Peak Bour
CONDITIONS:	Existing	

120 605 6146 (146	
242 99 178 28 28 288 27 STREET	

LANE CONFIGURATION

MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME	OPPOSING LEFTS	CRITICAL LANE VOLUM
NB	773	. 55	425	61	406+
SB	786	.55	432	23	486*
EB	188	1-00	186	28	455 216
WB	150	1.00	150	111	261*
	* DENOTES	CRITICAL	/OL 1145	TOTAL	747
OTES:	* DENOTES	CRITICAL V	OLUME	TOTAL (747 ERVICE

KIDDE CONSULTANTS, INC.

CRITICAL LANE ANALYSIS

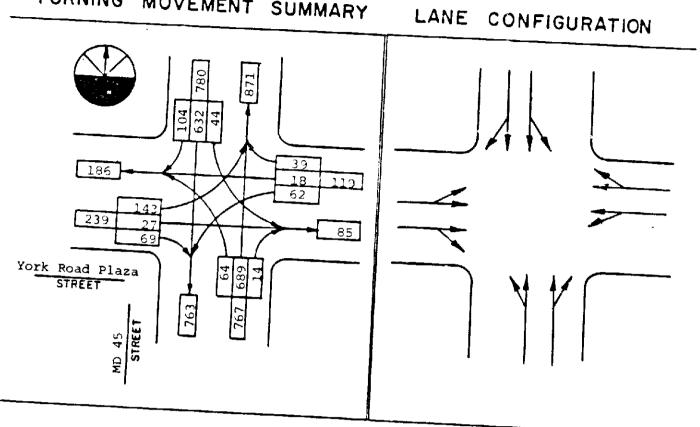
COUNT DATE: 4-8-81

CONDITIONS: Existing

MD 45 and Stewart's/York Road Plaza

HOURS: P.M. Peak Hour

TURNING MOVEMENT SUMMARY LANE CONFIGURATION



MOVEMENT	VOLUME (1)	LANE USE FACTOR (2)	LANE VOLUME		
NB	767	1 13/1/27	(1)x(2)	OPPOSING LEFTS	CRITICAL LANE VOLUME
SB	780	.55	422	44	466
EB	239	.55	429	64	493*
WB	119	.55	131	62	193
	213	.55	65	143	208*
NOTES:	* DENOTES	CRITICAL V	OLUME	TOTAL	701
				LEVEL OF SE	RVICE A

A-4

KIDDE CONSULTANTS, INC.

TABLE A-9

CRITICAL LANE VOLUME (vehicles/hour)	LEVEL OF SERVICE	DESCRIPTION
0-977 978 - 1022 1023 - 1127	A A/B B	Conditions of free, ubobstructed flow, no delays and all signal phases sufficient in duration to clear all approaching vehicles. Conditions of stable flow, very little delay, a few phases are unable to handle all approaching vehicles.
1128 - 1172 1173 - 1277 1278 - 1322 1323 - 1427	B/C C C/D D	Conditions of stable flow, delays are low to moderate, full use of peak direction signal phase(s) is experienced. Conditions approaching unstable flow, delays are
1428 - 1472 1473 - 1577 1578 - 1622	D/E E	moderate to heavy, significant signal time deficiencies are experienced for short durations during the peak traffic period. Conditions of unstable flow, delays are significant, signal phase timing is generally insufficient, congestion exists for extended duration throughout the peak period.
1623 - 1800	E/F F	Conditions are jammed, full utilization of the intersection approach is prevented due to back-ups from locations downstream.

EDUCATION

INTER-OFFICE CORRESPONDENCE

Zoning Commissioner August 4, 1981

Norman E. Gerber, Director

SUBJECT Petition No. 82-60-A Item 3

Petitioner- Richard Talbott Walker, et al

Petition for Variance E/S York Road 430' N. from centerline of Walker Avenue

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY, MARYLAND

Mr. W. E. Hammond

FROM Office of Planning and Zoning

EXPERIENCE

REGISTRATION

PROFESSIONAL

AFFILIATIONS

Mr. Erdman has reponsibility for all Transportation Planning and Traffic Engineering Services. The Anne Arundel Hazardous Location Study, the short range element of the Frederick County Transportation Study and the Masonville Marine Terminal Master Plan, have been supervised by Mr. Erdman since he joined KCI.

JOHN W. ERDMAN

Traffic Engineering Short Courses - 1964

Professional Program in Urban Transportation - 1971

BitS - Civil Engineering - 1959

Johns Hopkins University

Northwestern University

Carnegie-Mellon University

Professional Engineer - MD - 1966

Institute of Transportation Engineers

American Society of Civil Engineers

National Society of Professional Engineers

Maryland Society of Professional Engineers

For 11 years, Mr. Erdman served with the Department of Transit and Traffic, City of Baltimore as an Assistant Commissioner. He was responsible for transportation planning and expressway operations within the City of Baltimore. He served as the Chief of the Bureau of Traffic of the Interstate Division for Baltimore City and as project manager on the Federally funded computer controlled Freeway Surveillance and Control System installed within the City.

Prior to 1968 Mr. Erdman was employed by Edwards and Kelcey, Consulting Engineers as a Project Engineer. He undertook assignments in the Minneapolis office and Newark headquarters office. These projects included a study of alternate crossings of the Mississippi River in downtown Minneapolis; pedestrian safety study for City of Burnsville, Minnesota; access study for Union Oil Company; material movement study for Ford Motor Company at Rouge Plant in Dearborn, Michigan; TOPICS Study for State of Maine; Manhattan Convention Center access study for City of New York; parking study for Town of Westfield, New

Prior to his employment by Edwards and Kelcey work performed by Mr. Erdman included the design of highway and intersection improvements, design of Interstate guide signs and supervision of their installation. Mr. Erdman served on the technical staff of the Baltimore Metropolitan Area Transportation Study; engaged in design of street improvements, origin and destination studies, and traffic data collection; supervised counting program, parking studies, accident studies, and signal progression studies; served on the Baltimore County Zoning Advisory Board and Technical Committee of Baltimore Metropolitan Area Transportation

POUTS OF ATTORNEY

KNOW ALL MEN BY THESE PREJENTS: That I, HELEN HIMES PIERCE, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and recage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC. and ASSOCIATED DRY GOODS CORPOR-ATION, said Lease having been later assigned by Drumcastle, Inc.,

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be respired ander the terms of the afficesaid Leass, and to do any and all things which he may doer. necessary for the proper management of my said interests in the aforesaid lease.

(3) And in general o Go any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as I myself right do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2/51 day of Congrest, 1975.

WITNESS:

Halen Himas Pierce

STATE OF OSIO:

COUNTY OF

I REKEBY CERTIFY that on this 2/2 day of Actor, 1975, before me, a Notary Public of the State of Chio, in and for Hamilton County aforesaid, personally appeared HELMIR HIMMS PIEKCE, known to be the person whose name is subscribed to the aforegoing instrument, and she acknowledged that she executed the same for the purposes therein contained, and further acknowledged said instrument to be her act.

AS WITNESS my hand and Notarial Seal

My Cormission expires Sugar 15 1078 ___

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance

DATE & TIME:

LOCATION: Northeast corner of York Rd. and Baltimore County/

Baltimore City Line

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

The Zoring Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

in lieu of the required, 1,070.

Avenue, Towson, Maryland

Petition for Variance to permit 691 parking spaces

Thursday, September 10, 1981, at 10:30 A.M.

The Zoning Regulation to be excepted as follows:

Section 409.2b - Minimum required off street parking

All that parcel of land in the Ninth District of Baltimore County

Being the property of Richard Talbott Walker, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, September 10, 1981 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

PROPERTY OF STEWARTS SHOPPING CENTER

BEGINNING for the same at the point of intersection of the ϵ asterly side of York Road sixty-six feet wide with the boundary line between Baltimore City and Baltimore County thence binding along the easterly side of York Road as now surveyed N 01° 02' 32" E 678.30 feet to intersect the southerly or S 76° 20' 00" E 1234 foot 2 inch line of the "Map of Anneslie" thence binding thereon as now surveyed S 83° 07' 19" E 484.13 feet to an iron pipe found, said iron pipe also being the corner of the last line of a deed from Drumcastle, Inc. et al to Drumcastle Apartments Corporation dated August 27, 1948 and recorded among the Land Records of Baltimore City in Liber M.L.P. No. 7556 folio 243 and the Land Records of Baltimore County in Liber T.B.S. No. 1682 folio 318 thence binding on said last line as now surveyed S 00° 44° 36" W 620.59 feet to intersect the boundary ling between Baltimore City and Baltimore County thence binding thereon as now surveyed N 89° 57' 39" W 484.93 feet to intersect the easterly side of York Poad - 80-feet wide thence continuing along the boundary line between Baltimore City and Ealtimore County as now surveyed N 89° 57' 39" W 9.89 feet to the place of beginning.

Containing 7.20 ± acres.

THE above described tract of land being part of the land conveyed by deed from Drumcastle Inc. to Amelia H. Walker, M.Cooper Walker, Talbott H. Walker and Kathleen W.W. Sanger dated December 9, 1952 and recorded among the Land Records of Baltimore County in Liber No. 9030 folio 514.

HVO/jk 5/28/81



PCWER OF ATTORVLY

KNOW ALL MEN BY THESE PRESENTS: That I, HASKELL W. Finance, do housey ground M. Cooper Walken by true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Fennimen, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejestment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he | may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the Suture, particularly the prollection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPOR-ATION, said Lease naving been later assigned by Drumeastle, Inc., , to Arelia H. Walker, Walboth H. Walker, M. Couper Walker and Patherine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deads or other instroments viet might in required under the terms of the cloresaid Lause, and to do any and all things which he may deem necessary for the proper management of my said incerests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hersof, as fully and effectually to all intents and purposes as I mysel might do.

I HEREBY FATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHERECF, I have hereunto set my hand and seal this // day of ______, 1975.

I HEREBY CERTIFY that on this / The day of the 1975, before me, a Notan Dublic of the Subtract Lungeribed to the aforegoing instrument, and he acknowledge that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That 'FMANK HAMILTON SANGER, do hereby appoint M. COOPER WALKER my true, suf. cient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Fenniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

STATE OF MARYLAND:

CITY OF BALTIMORE:

I MEREBY CERTIFY that on this 25 day of function of the State of Naryland, in and for Baltimore City aforesaid, personally appeared NICHOLAS G. PENNIMAN, III, one of the Trustees under the Last Will and Testament of Talbott H. Walker, known to be the person whose name is subscribed to the aforegoing instrument, and he acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

53:

Frances E. Stiles

Notary Public

My Commission expires July 1978

STATE OF MARYLAND:

CITY OF BALTIMORE:

I HEREBY CERTIFY that on this day of , 1975, before me, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared President of the First National Bank of Maryland, and he acknowledged the same to be the act and deed of said Corporation as one of the Trustees under the Last Will and Testament of Talbott H. Walker; and at the same time also personally appeared . Secretary of said Corporation, and duly attested and affixed the seal of said Corporation hereto.

AS WITNESS my hand and Notarial Sear.

Notary Public
My Commission expires

Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do may and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of _______, 1975.

WITMESS:

Frank Hamilton Sanger (SE

STATE OF MARYLAND:

CITY OF BALTIMORE:

I HEREBY CERTIFY that on this State of day of Maryland, in and for Baltimore City aforesaid, personally appeared FRANK HAMILTON SANGER, known to be the person whose name is subscribed to the aforegoing instrument, and he acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

My Commission expires BY COMMISSION EXPIRES TULY 3

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESINTS: That I, R. HUNT MALKER do hereby appoint M. CONTEN WALKER my true, sufficient and lower Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land comed jointly by Amelia H. Walker, Katharine W. W. Sanger, H. Cooper Walker and Nicholas G. Penniman, III, and the First National Dank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all ranks due under Lease dated Desember 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS COPPORATION, said Lease having been later assigned by Drumcastle, Inc.,

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That we, NICHOLAS G. FENNIMAN, 111, and the FIRST NATIONAL BANK OF MARYLAND, Trustees under the Last Will and Testament of Talbott H. Walker, do hereby appoint M. COOPER WALKER our true, sufficient and lawful Attorney, to act in and manage certain of our affairs, undertakings and business and for that purpose we authorize and empower our said Attorney, in our name and on our behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Eatharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penniman, III, and the First National Bank of Baltimore, Trustees under the fact Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute an, and all deeds or other instrument. that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of our said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the

to Amelia H. Walker, Talbott W. Walker, M. Cooper Walker and Yatharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the case of the storestic Leave, and to do any and all things which he may does necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph '2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of Sept., 1975.

WITNESS:

Cheer Livet R. Hunt Weller

STATE OF COLDRADO:

COUNTY OF

I HEFEBY CERTIFY that on this for day of little 1975, before me, a Notary Public of the State of Colorado, in and for the County of aforesaid, personally apported R. HUNT WALKER, income to be the person whose name is subscribed to the aforegoing instrument, and he acknowledged that further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

My Commission expires 1.22 2;

by and between DRUMCASTLE, INC. and ASSOCIATED DRY GOODS CORPOR-ATION, said Lease having been later assigned by Drumcastle, Inc. to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of our said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as we ourselves might do.

Our sald Attorney or any substitute or agent appointed by nin hareunder shall do or cause to be done in the premises.

IN WITNESS WHEFEOF, we have hereunto set our hands and seals this 25 day of August, 1975.

WITNESS:

Frances E Stiles Micholas G. Penniman, III

ATTEST:

FIRST MATIONAL DANK OF MAPYLAND

Senior Vice President at 1 West Air a Trustees under the Ust Air a

Testament of Talbott H. Walker

POWER OF ATTGENEY

ENOUGHE WRIGHT, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my Lehalf, to do and execute any or all c. the following acts, deeds, and things, that is to say:

pertaining to the leasing, routal, collection of rents, management. G all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was prected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nichclas G. Penniman, III, and the First National Bank of Ealtimore, Trustees under the last Will and Testament of Talbott h. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State or Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusiver with ASSOCIATED DRY GOODS CORPORATIO. In connection with any and all matters that might arise at any time in the future, particularly the collection of all remts due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPORATION, said Lease having been later assigned by Drumcastle, Inc.,

-- 3 -

-2-

NILES. BARTON & WILMER

LES HARTON & WILHER

seals this

981

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to d. crain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and

WITNESS:

(Finner

NOVA SCOTIA, CANADA:

And the second second

COUNTY OF LUNENBURG:

I HEREBY CERTIFY that on this 25 day of 400 1657 for Lunenburg County aforesaid, personally appeared CHARLOTTE DE WOLFE WRIGHT, known to be the person whose name is subscribed to the aforegoing instrument, and she acknowledged that she executed the same for the purposes therein contained, and further acknowledged said instrument to be her act.

AS WITNESS my hand and Notarial Seal

ss:

My Commission expires on death

Notary Public

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, MARTHA W. WALKER, do hereby appoint M. COOPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said inverests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED PRY GOODS COPPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPOR-ATION, said Lease having been later assigned by Drumcastle, Inc.,

POWER TO ATTORNEY

KINN ALL MEN BY THESE PRESENTS: That we, NICHOLAS G. PENNIMAN, III, and THE EQUITABLE TRUST COMPANY, Trustees under the Last Will and Testament of Katharine N. W. Sanger, do hereby appoint M. COOPER WALKER our true, sufficient and lawful Attorney, to act in and manage certain of our affairs, andertakings and business and for that purpose we authorize and empower our said Attorney, in our name and on our behalf, to do and execute any or all of the following acts, deads, and things, that is to say:

(1) To deal on our behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of Ishd owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Panniman, III, and the First National Bank of Boltimore, Trustees under the Last Will and Testaant of Talbott H. Walker, on the northeast corner of York Read and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of our said interusts in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Patharine W. W. Sanger, with the farther right to distrain, to sup in ejectrent, to execute any and all assume in other con-

struments that might be required under the terms of the aloresaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by blohereander shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 to day of August, 1975.

WITNESS: verylouler

STATE OF MARYLAND: COUNTY OF BALTIMORE:

I HEREBY CERTIFY that on this 25 th day of August. 1973, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared MARTHA W. WALKER, known to be the person whose name is subscribed to the aforegoing instrument, and she acknowledged that she executed the same for the purposes therein contained, and further acknowledged said instrument to be her act.

AS WITNESS my hand and Notarial Seal

Nounty Fublic

Ay Commission expires 7-1-78

collection of all rents due under Louse dated December 1, 1952, by and between DRUMCASTLE, INC. and ASSOCIATED DRY GOODS CURPOR-ATION, said Lease having been later assigned by Drumcastle, Inc. to Amelia U. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Loase, and to do any and all things which he may deem necessary for the proper management of our said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lasse referred to in Paragraph (2) hereof, as fully and as effectually to all intents and purposes as we ourselves might do.

WE HEREBY RATIFY AND CONFIRM every ect and thing which our said Attorney or any substitute or again appointed by him hereander shall do or cause to be done in the promises.

IN WITNESS WHEREOF, we have hereunto set our hands and

	The state of the s	, 1975.
itness:		
		Nicholas G. Penniman, III (SEAL)
TTEST:		THE EQUITABLE TRUST COMPANY
**************************************		ву
		Trustees under the Last Will and Testament of Katharine W. W. Sancer

POPER OF ATTORNEY

KNOS ALL MEN BY TURGE PROSENTS: Toat 1, SUSAN TRUBURG PRODUCED A TELL APPROVE HE HE SUCTED WALFOR MY STURE FORFICE AT and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbott H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection with said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building erected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DAY GOODS CORPORATION in connection with any and all matters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPOR-ATION, said Lease having been later assigned by Drumcastle, Inc., STATE OF MARYLAND: CITY OF PALTIMORE:

BARTIN & WILKER

BALLIMORE WARYLEND

I HEREBY CERTIFY that on this , 1975, before me, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared NICHOLAS G. PENNIMAN, III, one of the Trustess under the Last Will and Testament of Katherine W. W. Sanger, known to be the person whose name is subscribed to the aforegoing instrument, and he acknowledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITHESS my hand and Notarial Seal

	The state of the s
	Notary Public
ИΥ	Commission expires

BALTINGET WHILE BUILD

STATE OF HARYLAND: CITY OF BALTIMORE:

I REPESY CERTIFY that on this , 1975, before me, a Notary Public of the State of Haryland, in and for Baltimore City aforesaid, personally President of The Equitable Trust Company, and he acknowledged the same to be the act and deed of said Corporation as one of the Trustees under the Last Will and Testament of Katharine W. W. Sanger; and at the same time also personally appeared of said Corporation, and duly attested and affixed the seal of said Corporation hereto.

AS WITWESS my hand and Notarial Seal.

Mr. Commission and district		Notary Public	
	Mv	Commission expires	

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distract, to sue in ejectment, to execute any and all delds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid Lease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforementioned real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him thereunder shall do or cause to be done in the premises.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2/14 day of Acquest, 1975.

STATE OF MARYLAND: COUNTY OF BALTIMORE:

I HERES! CERTIFY that on this Till day of 1975, before me, a Notary Public of the state of Maryland, gin and for the County of Baltimore aforesaid, personally appeared SUSAN TAID TT WALTER, known to be the person whose name is subscribed to the aforegoing instrument, and she acknowledged that she executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITHERS my hand and Notarial Soal

W tary pair 19

Ny Commission Parties 19

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POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That I, CHARD TALBOTT WALKER, do hereby appoint M. C. DPER WALKER my true, sufficient and lawful Attorney, to act in and manage certain of my affairs, undertakings and business and for that purpose I authorize and empower my said Attorney, in my name and on my behalf, to do and execute any or all of the following acts, deeds, and things, that is to say:

(1) To deal on my behalf, exclusively, in all matters pertaining to the leasing, rental, collection of rents, management and all other matters relating to and pertaining to the building known as the "Drumcastle Building" which was erected on the .97 acres of land owned jointly by Amelia H. Walker, Katharine W. W. Sanger, M. Cooper Walker and Nicholas G. Penniman, III, and the First National Bank of Baltimore, Trustees under the Last Will and Testament of Talbot. H. Walker, on the northeast corner of York Road and Walker Avenue in Baltimore County, State of Maryland, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required in connection ..ith said aforementioned building, and to do any and all things which he may deem necessary for the proper management of my said interests in the aforesaid property and building crected thereon.

(2) To deal on our behalf exclusively with ASSOCIATED DRY GOODS CORPORATION in connection with any and all mauters that might arise at any time in the future, particularly the collection of all rents due under Lease dated December 1, 1952, by and between DRUMCASTLE, INC., and ASSOCIATED DRY GOODS CORPOR-ATION, said Lease having been later assigned by Drumcastle, Inc.,

to Amelia H. Walker, Talbott H. Walker, M. Cooper Walker and Katharine W. W. Sanger, with the further right to distrain, to sue in ejectment, to execute any and all deeds or other instruments that might be required under the terms of the aforesaid Lease, and to do any and all things which he may decimnecessary for the proper management of my said interests in the aforesaid bease.

(3) And in general to do any and all other acts, deeds, matters and things whatsoever in connection with the said aforer ationed real estate and building, referred to in Paragraph (1) and the Lease referred to in Paragraph (2) hereof, as fully and effectually to all intents and purposes as I myself might do.

I HEREBY RATIFY AND CONFIRM every act and thing which my said Attorney or any substitute or agent appointed by him hereunder shall do or cause to be done in the premises.

IN WITHESS WHEFECT, I, have hereunto set my hand and seal this att day of October, 1975.

STATE OF COLORADO: COUNTY OF FITHIN

4....

I HEREBY CERTIFY that on tris 2/2 day of October 1975, before me, a Notary Public of the State of Colorado, in and for the County of PITAIN aforesaid, personally appeared Richard Talbott Walker, known to be the person whose name is subscribed to the aforegoing instrument, and he acknow ledged that he executed the same for the purposes therein contained, and further acknowledged said instrument to be his act.

AS WITNESS my hand and Notarial Seal

REISTERSTOWN COMMUNITY TIMES

Office of The Carroll County Times

Westminster, Md., August 20 19 81

	c , one successive weeks previous to the	20
PETITION FOR VARIANCE 9th DISTRICT ZONING: Petition for Variance LOCATION: Northeast corner of York Rd. and Baltimore/ Baltimore City Line. DATE & TIME: Thursday, September 10, 1981, at 10:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Patition for Variance to permit 691 parking spaces in lieu of the required 1,070.	REISTERSTOWN COMMUN st 19.81, in The Carroll County Times hed in Westminster, Carroll County, Maryland. REISTERSTOWN COMM THE CARROLL COUNT Per. Alliel Clark Bookkupee	ITY TIM andoily WHITY T Y TIMES
The Zoning Regulation to be excepted as follows: Section 409.2b - Minimum required off street parking All that parcel of land in the Ninth Cistrict of Baltimore County 3EGINNING for the same at the point of intersection of the easterly side of York Road sixty-six feet wide with the boundary line between Baltimore City and Baltimore County thence binding along the easterly side of York Road as now surveyed N 01° 02' 32" E 678.30 feet to intersect the southerly or S 76° 20' 00" E 1234 foot 2 inch line of the "Map of Anneslie" thence binding thereon as now surveyed S 83° 07' 19" E 484.13 feet to iron pipe found, said iron pipe also being the corner of the last line of a deed from Drumcastle, Inc. et al to Drumcastle Apartments Corporation dated August 27, 1948 and recorned among the Land Records of Baltimore City in Liber M.L.P. No. 7556 folio 243 and the Land Records of Baltimore County in Liber T.B.S. No.1682 folio 318 thence binding on said last line as now surveyed S 00" 44' 36" W 620.59 feet to intersect the boundary line between Baltimore County and Baltimore City thence binding thuren as now surveyed N 89° 57" 39" W 484.93 feet to intersect the easterly side of York Road - 80-feet wide thence continuing along the boundary line between Baltimore City and Baltimore County as now surveyed N 89° 57" 39" W 9.89 feet to the place of beginning. Containing 7.20 acres. THE above described tract of land being part of the land conveyed by deed from Drumcastle Inc, to Amelia H. Walker, M. Cooper Walker, Talbott H. Walker and Kathleen W. W. Sanger dated Decerning 1, 1552 and recorded among the Land Records of Baltimore County in Liber No. 9030 folio 514.	AARYLAND NUE DIVISION RECEIPT 1-81_ACCOUNT 01.662 AMOUNT \$77.10 AMOUNT \$77.10 AMOUNT \$77.10	g Z O F

BY ORDER OF

ZONING COMMISSIONER

OUPLICATE OF PUBLICATION
that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each appearing on the____22th____day of____tuesting

Cost of Advertisement, \$__

No.	100442
	9
01-662	· ·

RECEIVED S. Eric DiNe nna FOR: Filing Fee for Case #82-60-A

By Order Of
WILLIAM E. HAMMOND

VALIDATION OR SIGNATURE OF CASHIEF

Aex Brown Duilding 103 W. Pennaylvania Avanua Tomson, Paryland 22204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and	l accepted for filing this 31th day
of <u>J^Uly</u> , 1981.	WILLIAM E. HAMMOND Zoning Commissioner
Petitioner <u>Richard Talbott Valker</u> , et al. Petitioner's Attorney <u>E. E. ic Differna</u>	Reviewed by: Judiclas B. Commodori Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this _____ 75 ___ day of Filing Fee \$ 75.00

William E. Hammond, Zoning Commissioner Petitioner Richard Tolbott Walker Submitted by S. Frie D. Neuna Petitioner's Attorney S. Fnic Dillenna Reviewed by UCh

*This is not to be interpreted as acceptance of the Petition for assignment of a

RICHARD TALBOTT WALKER, etal

partition and wacking continue at an ille har a tour out the contact time. a comment the term peter con a series, and

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District.	Date of Posting						
Posted for: 1967/1967							
Location of property: 624 /6 37	- ,						
Location of Signs: 2000 1997							
Remarks: Posted by 1266 27 256 1660	Date of return: 2/3//5/						
Signature /	indie ur return 22222						

PETITION)————— MAPPING			PROGRESS			SHE	ET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied						 				
Granted by ZC, BA, CC, CA										
Reviewed by: LCn					ed Pla e in ou		or des	criptio		
Previous case: ((, 27	2 A		N	Map #	_ 3	<u>c</u>	~			No

